

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

2/31 Weir Street, Balwyn Vic 3103

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&amp;

\$690,000

## Median sale price

Median price \$1,010,000

House

Unit

X

Suburb Balwyn

Period - From 01/01/2018

to

31/03/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/23 Ross St SURREY HILLS 3127	\$690,800	22/12/2017
2	4/124 Canterbury Rd CANTERBURY 3126	\$685,000	16/03/2018
3	4/12 Essex Rd SURREY HILLS 3127	\$671,000	02/06/2018

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$690,000

**Median Unit Price**

March quarter 2018: \$1,010,000

## Comparable Properties



**2/23 Ross St SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$690,800

**Method:** Private Sale

**Date:** 22/12/2017

**Rooms:** 4

**Property Type:** Unit



**4/124 Canterbury Rd CANTERBURY 3126 (REI)** **Agent Comments**

2 1 1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 16/03/2018

**Rooms:** -

**Property Type:** Unit



**4/12 Essex Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$671,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** 3

**Property Type:** Unit